



Kitsap County

Department of Community Development

Residential Gypsum Wallboard and Wall Assembly Inspection

This checklist reflects code requirements of the 2018 International Residential Code (IRC), Washington State Amendments as adopted by the State Building Code Council (SBCC), and Title 14 of the Kitsap County Code. It incorporates most inspected items for the inspection type, but it does not include every possible condition or code requirement. The intended users of this checklist are Kitsap County Building Inspectors, but it may also serve as a guide to contractors and permit holders.

***Gypsum Wallboard Inspections are only required for garage separation and gypsum shear walls **unless** there is a Wall Assembly or Fire Code requirement noted on the approved plans. Wall Assemblies are typically seen in zero lot line construction, duplex's, townhomes, and structures built within a setback.

Permits and Plans

- Job address shall be posted in a visible location. (R319.1)
- Permit and approved plans are on site and accessible to the inspector. All documentation must be legible. (R105.7, R106.1.1, R106.3.1)
- Note corrections left from current or prior inspections which need to be addressed at this time. Ensure all previously required inspections are approved. (R109.4)

General Fastening Requirements

- All fasteners are approved gypsum board type. (R702.3.5, IRC Table 702.3.5)
- All screws are gypsum board type "W" or "S" unless otherwise noted and long enough to penetrate a minimum of 5/8 inch into wood and 3/8 inch into steel. (R702.3.5, IRC Table R702.3.5)
- The nailing pattern on walls is 8 inches on center at the ends and in the field. The nailing pattern on the ceilings is 7 inches on center at the ends and in the field. (IRC Table R702.3.5)
- For walls framed at 16 inches on center, the screw pattern is 16 inches on center. For walls framed at 24 inches on center framing, the screw pattern is 12 inches on center. (IRC Table R702.3.5)
- The screw pattern on the ceiling is 12 inches on center for framing spaced at 16 inches or 24 inches on center. (IRC Table R702.3.5)
- Gypsum shear walls are installed per approved plans and the prescriptive wall bracing requirements of IRC chapter 6. (R702.3.6)
- The drywall ends break over the framing. (R702.3.5)

Water-Resistant Gypsum Backing Board

- Use of water-resistant gypsum backing board is permitted on ceilings. Cut or exposed edges, including those at wall intersections, are to be sealed as recommended by the manufacturer. (R702.3.7)
- Water-resistant gypsum backing board shall not be installed over a vapor barrier in a shower or tub compartment. (R702.3.7)



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- Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity, such as saunas, steam rooms, indoor pools, etc. (R702.3.7.1)
- Cement, fiber-cement or glass mat gypsum is to be installed in accordance with manufacturers' recommendations are to be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)

Garage Separation

- Garages beneath habitable rooms are separated from habitable rooms above by 5/8-inch X gypsum board or equivalent. (R302.6)
- The nailing pattern is 6 inches on center using 1-7/8-inch 6d cooler nails (or equivalent screws) for 5/8-inch type "X" drywall on the garage side of the ceiling separation beneath habitable rooms. (Table R702.3.5)
- Framing supporting garage ceiling separation from habitable space is protected by 1/2-inch gypsum board. (IRC Table R302.6)
- Any ducting penetrating the wall or ceiling between the house and garage, that is not a minimum 26-gauge sheet metal, is enclosed within a protective assembly such as a shaft, chase, or soffit and has no openings into the garage. (R302.5.2)
- Penetrations through the separation shall be protected with an approved material to resist the free passage of flame and products of combustion. The material filling the annual space does not have to meet the requirements of ASTM E136. (R302.5.3, R302.11 Item 4)

Rated Wall Assemblies

- The listed assembly documentation and instructions from the manufacturer shall be present onsite for the inspection i.e., UL listing, GA File, etc. (R106.1.2).
- Confirm wall assembly is built per the approved plans and referenced UL listing, GA File. etc. If a proprietary wall assembly listing was approved, ensure all components of construction match the listing exactly (i.e., studs/framing members, fasteners, blocking, fire caulk, etc.).
- The Kitsap County Fire Protection Credit for Fire Flow reduction requiring 5/8-inch Type X GWB throughout (all walls and ceilings) requires a full inspection to verify installation, type of GWB used, and proper fastening per the IRC and the manufacturers installation instructions.